

Community Development Department
Quarterly Project Status Report
July 25, 2021

MEDICAL MARIJUANA DISPENSARIES:

CUP-170-0001/MUP-210-0004

Location: 6470 Federal Blvd. – The Boulevard

Zone: Light Industrial (LI)

Description: Operating Medical Marijuana Dispensary. Minor Use Permit application requesting the addition of recreational cannabis and delivery services pursuant to Ordinance 458 filed on July 12, 2021.

Status: Minor Use Permit pending staff review.

Final Action: Community Development Manager

CUP-180-0001, ZC1-700-0016 & AA1-700-0004

Location: 6915 North Avenue; north of Broadway, east side of North Avenue and east of State Route 94 – North Ave. MMD

Zone: General Commercial (GC)

Description: Request to convert a 2,156 sq. ft. commercial building into a medical marijuana dispensary.

Status: Conditional Use Permit application denied by City Council on April 20, 2021.

Final Action: City Council

CUP-180-0002

Location: 6859 Federal Blvd. – Wellgreens

Zone: General Commercial (GC)

Description: Conditional Use Permit for a proposed Medical Marijuana Dispensary.

Status: Permitted construction nearing completion. Occupancy expected in summer, 2021.

Final Action: City Council

CUP-190-0002/MUP-210-0005

Location: 3515 Harris St. – KIM Investments MMD

Zone: General Commercial/Heavy Commercial (GC-HC)

Description: Minor Use Permit application filed on July 22, 2021 requesting the addition of recreational cannabis pursuant to Ordinance 458.

Status: Construction permit applications submitted in March and April 2021 require correction and resubmittal. Minor Use Permit pending staff review.

Final Action: Community Development Manager

MUP-200-0007 & CUP-200-0001

Location: 8280 Broadway

Zone: Heavy Commercial (HC)

Description: Early separation findings for a proposed Medical Marijuana Dispensary.

Status: Early separation finding approved on January 12, 2021. CUP application submitted on November 30, 2020 and deemed incomplete on December 23, 2020.

Final Action: City Council

MUP-200-0004 & CUP-210-0001

Location: 6691 Federal Boulevard – Element 7

Zone: Limited Industrial (LI)

Description: Proposed Medical Marijuana Dispensary with early separation findings in place until November 23, 2021.

Status: First review of the Conditional Use Permit application returned to applicant on March 9, 2021.

Final Action: City Council

RESIDENTIAL PROJECTS:

PAR-190-0003

Location: 2283 Berry St.

Zone: Residential Low Medium (RLM)

Description: Request to subdivide an existing 55,757 SF lot into eight (8) single-family parcels averaging 4,000 to 4,200 SF per lot, and a 638 SF private mini-park.

Status: Staff provided a comment letter to applicant on July 18, 2019. Staff met with applicant on July 31, 2019 to discuss project.

Final Action: City Council

PAR-190-0005

Location: 8012 & 8034 Golden Ave.

Zone: Residential Medium High (RMH)

Description: Proposed two-phase project consisting of 10 unit density bonus apartment building and 13 unit density bonus apartment building on separate lots.

Status: Pre-Application response letter sent to applicant on May 15, 2020. No further activity to date.

Final Action: Planning Commission

PAR-190-0004

Location: Vacant Parcel between Lemon Grove Avenue and Arcadia Avenue

Zone: Residential Medium High (RMH)

Description: Proposed 9-unit apartment building.

Status: Second Pre-Application Review response letter provided on March 19, 2020. Planned Development Permit application submittal required.

Final Action: Planning Commission

TPM-000-0193

Location: 6557 MacArthur Dr.

Zone: Residential Low (RL)

Description: Proposed lot split into 4 single-family lots.

Status: Second submittal received on June 22, 2021 currently under Staff review.

Final Action: Community Development Manager

TPM-000-0194

Location: 2135 Washington St.

Zone: Residential Low Medium (RLM)

Description: Proposed lot split into 4 single-family lots.

Status: Second submittal received on July 20, 2021 currently under Staff review.

Final Action: Community Development Manager

TPM-000-0195

Location: 1515 Skyline Drive

Zone: Residential Low Medium (RLM)

Description: Proposed lot split into 2 single family lots.

Status: 1st review cycle letter provided to applicant on February 22, 2021. No further activity to date.

Final Action: Community Development Manager

PDP-180-0001 & TM0-0065

Location: 8373 Broadway – The Terraces

Zone: Residential Medium High (RMH)

Description: Request to construct a 70-unit condominium development on a 2.88-acre lot.

Status: Approved by City Council on August 4, 2020. Pending construction permit submittal.

Final Action: City Council

PDP-170-0003 & TM0-0064

Location: 8200 Hilltop Drive – B & S Townhouses

Zone: Residential Medium High (RMH)

Description: Request to construct a six (6) unit townhouse development on an existing vacant lot. Project will include private rooftop space, landscape improvements and street trees.

Status: Approved by City Council on January 21, 2019. Grading & Improvement plans and building permit application submitted on November 9, 2020. First review comments provided to applicant on March 1, 2021.

Final Action: City Council

PDP-190-0001

Location: 7508 Church St. – The Grove

Zone: Residential Medium (RM)

Description: Approved Planned Development Permit for 17-unit multi-family redevelopment project at the NE corner of the intersection of Church & New Jersey. Two (2) units are affordable to very low income.

Status: Building, Grading, and Improvement applications submitted in October, 2020 must address engineering corrections prior to approval. Final storm water plans under review July, 2021.

Final Action: Planning Commission

PDP-160-01M1 & TM0-000-0063

Location: 1993 Dain Dr. – Grove Hill Court

Zone: Residential Low Medium (RLM)

Description: Modification of approved 13 Single-Family Home development with Private Park

Status: Under construction. Building permits issued for construction of residences.

Final Action: City Council

PDP-190-0002 & AA2-000-0002

Location: 7946 Broadway – Kelvin

Zone: Village Commercial 5 (VC5)

Project Area: 3,500 SF retail and 66 units

Description: Approved Planned Development Permit for 5-Story Vertical Mixed-Use project at corner of Broadway and Grove with approximately 3,500 SF retail and 66 units.

Status: Grading and Improvement Plans currently being finalized. Building permit application returned with minor comments in July 2021.

Final Action: City Council

PDP-150-0003 & TM0-000-0062

Location: Vacant parcel at the southwest corner of Palm Street and Camino De Las Palmas – Vista Azul

Zone: Residential Medium (RM)

Description: 20 unit Planned Development consisting of 6 attached twin homes and 14 single family detached homes on a vacant 2 acre parcel.

Status: Approved by City Council on October 4, 2016. Grading and Improvement Plans conditionally approved. Groundbreaking anticipated summer, 2021.

Final Action: City Council

TPM-000-0196

Location: Large square parcel west of San Miguel Elementary.

Zone: Residential Low Medium (RLM)

Description: Split 1.06 acre parcel into four (4) on single-family lots.

Status: First review comments transmitted to applicant on May 6, 2021.

Final Action: Planning Commission

PDP-210-0002

Location: Vacant flag parcel west of Bonita Street and Beryl Street intersection

Zone: Residential Low Medium (RLM)

Description: 14 Unit Planned Development consisting of detached single family homes.

Status: Application submitted May 24, 2021. First staff review currently being finalized for transmission to applicant.

Final Action: Planning Commission

BUSINESS ACTIVITY:

MUP-190-0004

Location: 7988 Broadway – 7-11

Zone: General Commercial (GC)

Description: Proposed 7-11 convenience mart and gas station at former Gas Stop.

Status: First review cycle corrections issued December 2, 2019. Last application activity occurred October 12, 2020 with payment of outstanding invoice. No further activity to date.

Final Action: Community Development Manager

PAR-190-0002

Location: 8247/8249 Broadway

Zone: General Commercial (GC)

Description: Proposed gas station with minimart/quick service restaurant, off-sale ABC license, and tow yard at the corner of Broadway and Sweetwater.

Status: Second Pre-Application Review Letter sent October 10, 2019. Pending resubmittal from applicant.

Final Action: TBD

PDP-170-0002 & GPA 190-0001

Location: 8016 Broadway – Broadway Self Storage

Zone: General Commercial (GC)

Description: 3-story self-storage facility with 6,301 sq. ft. of retail space fronting along Broadway

Status: Approved by City Council on December 17, 2019. Construction plans have been approved and pending issuance until rough grading is complete. Demolition and grading permit issued on December 10, 2020. Building is under construction.

Final Action: City Council

PDP-200-0001

Location: 3065 Lemon Grove Ave. – Popeye’s

Zone: Commercial of the Downtown Village Specific Plan (DVSP)

Description: Request to construct a 2,347 sq. ft. Popeye’s (Drive-thru) restaurant on a vacant lot located on the northeast corner of Lemon Grove Ave. & Central Ave.

Status: Temporary Certificate of Occupancy issued. Project completion pending minor site corrections.

Final Action: Planning Commission

VA1-900-0001

Location: 3205-3275 Lemon Grove Ave. – Lemon Grove Station

Zone: Commercial of the Downtown Village Specific Plan (DVSP)

Description: Request to construct a 25-foot multi-tenant panel pole sign. Project will include removing two (2) existing monument signs.

Status: Project originally scheduled for Planning Commission on June 22, 2020. Applicant requested to discontinue project prior to scheduled hearing date. New hearing date to be determined.

Final Action: Planning Commission

PDP-210-0001

Location: 3450 West St.

Zone: General Commercial – Heavy Commercial (GC-HC)

Description: Request to construct a 2,688 SF construction warehouse on a vacant lot.

Status: Application submitted on March 1, 2021 and under review.

Final Action: Planning Commission

MUP-210-0001

Location: 7696 Broadway – Onyx Moto

Zone: General Commercial (GC)

Description: Request to operate a motorcycle dealership at an existing 11,314 SF commercial building.

Status: Application approved. Building improvements are in progress.

Final Action: Planning Commission

MUP-210-0002

Location: 7431 Broadway – Wash N' Go

Zone: General Commercial (GC)

Description: Request to demolish all existing structures and construct a 3,500 SF car wash.

Status: Second review cycle comments issued to applicant June 24, 2021.

Final Action: Planning Commission

CUP-200-0002

Location: 7785 Broadway

Zone: Transmit Mixed Use (TMU3)

Description: Request to add sales of beer, wine, and spirits at an existing convenience store.

Status: Fourth submittal received 7/23. Application will be complete if minor corrections are addressed.

Final Action: Planning Commission

LONG RANGE PLANNING:

General Plan Housing Element Update

Location: Citywide

Description: 8-year update of the General Plan Housing Element

Status: City Council hearing 8/3.

Final Action: City Council